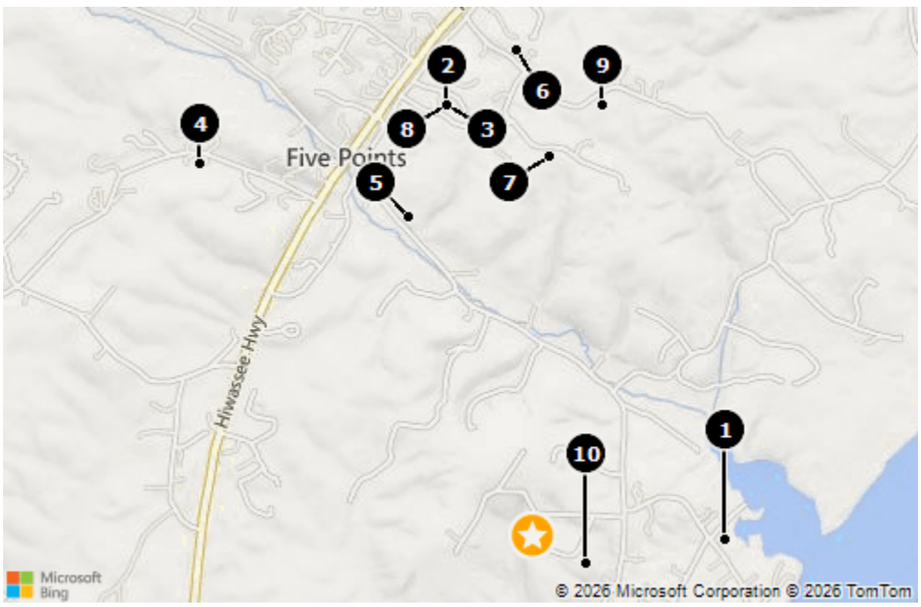
ICE SiteX Report

OrderID: 98472165

SiteX Property Information Report



Subject Property Location

336 CHANNEL PT, DAYTON, TN 37321-7730

County:	**RHEA TN**	Census Tract:	471439753.004047
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	109H A 01600	Thomas Bros Pg-Grid:	

Valuation

Value:	**$722,000**	FSD:	8	Common Confidence Score:	75
Value Range:	$664,240 - $779,760	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2024	Tax Rate Code Area:	72A00
Assd Land Value:	$5,525	Market Land Value:	$22,100	Tax Year:	2025
Assd Improvement:	$132,900	Market Improvment Value:	$531,600	Total Taxable Value:	$1,867
Total Assessed Value:	$138,425	Total Assessor Market Value:	$553,700	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 16 District: 04 Subdivision: THE SUMMIT Map Ref: 109H
Abbreviated Description: DISTRICT: 4; SUBDIVISION: THE SUMMIT

Property Characteristics

Lot Size:	30,056 SF	Bedrooms:		Pool:	Yes
Building Area:	2802 SF	Baths:	3	Fireplace:	
Year Built:	2002	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding
Number of Units:		Garage Type:	Z	Heating:	Yes
Number of Stories:	2	Number of Cars:	2	A/C:	Yes
Style:		Basement:	No	Roof Cover:	Comp Shingle
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/21/2026	Sales Price:	$212,567
Document #:	100359 BK-PG T657-226	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/13/2024	Sales Price:	N/A
Document #:	24023390 BK-PG 524-80	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	02/20/2024		
Document Type:			

Legal Description:
Lot: 16 District: 4 Subdivision: THE SUMMIT Map Ref: MB 3 PG 539

Prior Transfer

Recording Date:	02/20/2024	Sales Price:	N/A
Document #:	BK-PG 524 -80	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 16 District: 04 Subdivision: THE SUMMIT Map Ref: 109H
Abbreviated Description: DISTRICT: 4; SUBDIVISION: THE SUMMIT

Mortgage Record

Recording Date:	08/23/2023	Loan Amount:	N/A

ICE SiteX Report

OrderID: 98472165

Document #:	23020113 BK-PG T696-410	Loan Type:	Credit Line (Revolving)
TD Due Date:	08/16/2038	Type Finance:	VAR

Legal Description:
Lot: 16 Subdivision: THE SUMMIT SUBDIVISION

Mortgage Record

Recording Date:	08/17/2021	Loan Amount:	N/A
Document #:	21009300 BK-PG T657-226	Loan Type:	VA
TD Due Date:	08/01/2051	Type Finance:	

Legal Description:
Lot: 16 District: 4 Subdivision: THE SUMMITT SUBDIVISION

Prior Transfer

Recording Date:	08/06/2021	Sales Price:	N/A
Document #:	21009091 BK-PG T585-169	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/22/2017	Sales Price:	N/A
Document #:	17004167 BK-PG T565-842	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/08/2017	Loan Amount:	N/A
Document #:	17003959 BK-PG T585-169	Loan Type:	VA
TD Due Date:	11/01/2047	Type Finance:	

Legal Description:
Lot: 16 Subdivision: THE SUMMITT SUBDIVISION

Prior Transfer

Recording Date:	08/15/2016	Sales Price:	$180,728
Document #:	16072069 BK-PG T555-275	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/03/2016	Loan Amount:	N/A
Document #:	16071909 BK-PG T565-842	Loan Type:	VA
TD Due Date:	08/01/2046	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	10/13/2015	Sales Price:	N/A
Document #:	15068351 BK-PG T509-412	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/08/2015	Loan Amount:	N/A
Document #:	15068305 BK-PG T555-275	Loan Type:	VA
TD Due Date:	09/24/2045	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	03/02/2012	Sales Price:	$235,000
Document #:	12052385 BK-PG T435-358	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/15/2012	Sales Price:	$260,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/15/2012	Loan Amount:	N/A
Document #:	12052208 BK-PG 509-412	Loan Type:	Commercial
TD Due Date:		Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	02/15/2012	Sales Price:	$260,000
Document #:	12052207 BK-PG 417-271	Type of Sale:	Full Amount on Deed
Contract Date:	02/15/2012		
Document Type:			

Legal Description:
Lot: 16 Subdivision: THE SUMMIT

Prior Transfer

Recording Date:	02/26/2007	Sales Price:	$246,000
Document #:	07025958 BK-PG T415-702	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

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Mortgage Record

Recording Date:	02/07/2007	Loan Amount:	N/A
Document #:	BK-PG T435-358	Loan Type:	
TD Due Date:	02/02/2037	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	03/27/2006	Sales Price:	$50,000
Document #:	06019677 BK-PG 368-402	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	03/08/2006	Loan Amount:	N/A
Document #:	BK-PG T415-702	Loan Type:	
TD Due Date:	03/03/2021	Type Finance:	
Legal Description:			

Mortgage Record

Recording Date:	03/11/2004	Loan Amount:	N/A
Document #:	BK-PG 368-402	Loan Type:	
TD Due Date:	02/27/2009	Type Finance:	ADJ
Legal Description:			

Mortgage Record

Recording Date:	10/17/2003	Loan Amount:	N/A
Document #:	BK-PG 358-779	Loan Type:	
TD Due Date:	07/10/2023	Type Finance:	FIX
Legal Description:			

Prior Transfer

Recording Date:	10/16/2001	Sales Price:	N/A
Document #:	BK-PG 322-331	Type of Sale:	Price as "0", "None", "No Consideration"
Document Type:			
Legal Description:			

Area Sales Analysis

Total Area Sales	$4,019,500	Median # of Bedrooms	
Median Lot Size	42,689 SF	Median # of Baths	1.75
Median Living Area	1,584 SF	Median Year Built	2002
Price Range - 2 Yrs	$67,000 to $1,400,000	Age Range	3 years to 48 years
Median Value	$289,000	Median Age	24 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.51Mi.	**401 GHOLDSTON DR** **DAYTON, TN 37321-5697**	07/31/2026	$1,400,000	$407	3436	//3.25	1988	57,064 SF	Yes
		APN: 109 03500 Document #: 26034462 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 District: 4 Subdivision: TWIN RIVER ESTATES SUBDIVISION MapRef: MB 3 PG 236 Abbreviated Description: Lot:4 District:4 Subdivision:TWIN RIVER ESTATES SUBDIVISION Map Ref:MB 3 PG 236								
2	1.13Mi.	**188 GAIL LN** **DAYTON, TN 37321-7787**	05/22/2026	$183,000	$211	864	//1	2008	19,602 SF	
		APN: 103P A 01000 Document #: 26033387 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 District: 4 Subdivision: GAIL WINDS SUBDIVISION UNIT THREE MapRef: MB 5 PG 176 Abbreviated Description: Lot:10 District:4 Subdivision:GAIL WINDS SUBDIVISION UNIT THREE Map Ref:MB 5 PG 176								
3	1.12Mi.	**224 GAIL LN** **DAYTON, TN 37321-7785**	03/24/2026	$143,000	$212	672	//1	2002	15,246 SF	
		APN: 103P A 00900 Document #: 26032513 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 District: 4 Subdivision: GALL WINDS SUBDIVISION Legal Unit: 3 MapRef: MB 499 PG 486 Abbreviated Description: Lot:9 District:4 Subdivision:GALL WINDS SUBDIVISION Legal Unit:3 Map Ref:MB 499 PG 486								
4	1.31Mi.	**497 FIVE POINTS RD** **DAYTON, TN 37321-5702**	03/09/2026	$67,000	$41	1600	//	2023	43,560 SF	
		APN: 102 10002 Document #: 26032274 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
5	.91Mi.	**3773 BLYTHE FERRY RD** **DAYTON, TN 37321-5729**	09/02/2025	$375,000	$225	1666	//2.5	2023	30,056 SF	
		APN: 102M A 01200 Document #: 25029842 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12 District: 4 Subdivision: BLYTHE FERRY CROSSING MapRef: MB 4 PG 265 Abbreviated Description: Lot:12 District:4 Subdivision:BLYTHE FERRY CROSSING Map Ref:MB 4 PG 265								
6	1.28Mi.	**247 SUNSET DR** **DAYTON, TN 37321-5633**	07/01/2025	$300,000	$181	1653	//1.5	1978	62,727 SF	Yes
		APN: 103 07800 Document #: 25029005 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14 District: 4 Subdivision: FORT GARRISON ESTATES SUBDIVISION MapRef: MB 3 PG 201 Abbreviated Description: Lot:14 District:4 Subdivision:FORT GARRISON ESTATES SUBDIVISION Map Ref:MB 3 PG 201								
7	1Mi.	**372 ABBY LN** **DAYTON, TN 37321-5623**	05/21/2025	$278,000	$250	1110	//2	1978	41,818 SF	
		APN: 103 08300 Document #: 25028405								

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Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 41 Subdivision: FORT GARRISON ESTATES Abbreviated Description: Lot:41 Subdivision:FORT GARRISON ESTATES

8	1.17Mi.	**136 GAIL LN** **DAYTON, TN 37321-7787**	05/12/2025	$183,500	$212	864	//1	2002	11,761 SF

APN: 103P A 01200 Document #: 25028260
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 12 District: 4 Subdivision: GAIL WINDS SUBDIVISION Legal Unit: 3 Abbreviated Description: Lot:12 District:4 Subdivision:GAIL WINDS SUBDIVISION Legal Unit:3

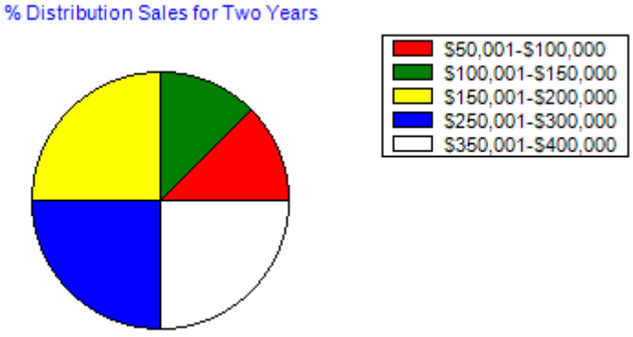
9	1.15Mi.	**548 SUNSET DR** **DAYTON, TN 37321-5631**	04/29/2025	$400,000	$255	1567	//2	1992	125,453 SF

APN: 103 09300 Document #: 25028094
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 29 MapRef: MB 435 PG 452 Abbreviated Description: Lot:29 Map Ref:MB 435 PG 452

10	.18Mi.	**199 CHANNEL PT** **DAYTON, TN 37321-7727**	04/15/2025	$690,000	$203	3396	//3	2005	96,268 SF

APN: 109I A 01800 Document #: 25027898
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 18 District: 3 Subdivision: RIVERSOUND SUBDIVISION MapRef: MB 3 PG 376 Abbreviated Description: Lot:18 District:3 Subdivision:RIVERSOUND SUBDIVISION Map Ref:MB 3 PG 376

Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**336 CHANNEL PT**	**02/20/2024**	$553,700	$138,425	2,802	//3	2002	30,056 SF	Yes
.03Mi.	**310 CHANNEL PT**	**08/31/2001**	$335,300	$83,825	2,376	//4	2002	1 SF	
.07Mi.	**272 CHANNEL PT**	**12/04/1998**	$373,400	$93,350	2,445	//3	1999	1 SF	
.07Mi.	**299 CHANNEL PT**	**09/10/2007**	$464,800	$116,200	2,195	//2.5	2007	41,818 SF	
.09Mi.	**267 CHANNEL PT**	**07/07/2023**	$446,300	$111,575	2,504	//3.5	2005	39,640 SF	
.11Mi.	**174 CHANNEL PT**	**02/28/1997**	$396,900	$99,225	2,510	//4.25	1997	2 SF	
.11Mi.	**239 CHANNEL PT**	**12/19/2014**	$414,700	$103,675	1,839	//3	2006	1 SF	
.12Mi.	**209 RIVERSOUND DR**	**12/04/2020**	$299,200	$74,800	1,330	//2.25	2013	1 SF	
.13Mi.	**238 RIVERSOUND DR**	**09/26/2008**	$398,200	$99,550	3,045	//2.5	1997	35,284 SF	Yes
.13Mi.	**261 BRIDGEWATER TRL**	**12/13/2003**	$519,200	$129,800	2,290	//3.25	2005	1 SF	
.15Mi.	**212 RIVERSOUND DR**	**04/30/2015**	$466,600	$116,650	2,936	//3	1996	35,284 SF	Yes
.15Mi.	**221 CHANNEL PT**	**09/04/2025**	$523,800	$130,950	2,406	//2.5	2004	2 SF	Yes
.16Mi.	**179 CHANNEL PT**	**07/31/2024**	$404,300	$101,075	2,754	//3	1997	42,689 SF	Yes
.16Mi.	**160 SUMMIT DR**	**10/03/2025**	$650,800	$162,700	3,215	//3.25	2001	1 SF	
.18Mi.	**199 CHANNEL PT**	**04/11/2025**	$596,600	$149,150	3,396	//3	2005	2 SF	
.18Mi.	**180 RIVERSOUND DR**	**09/04/2019**	$359,800	$89,950	2,342	//3	1996	35,284 SF	

Rent vs. Own

Households Occupied by Renters:	26%	Households Occupied by Owners:	63%

Demographics & Income

Median Age:	38.9 years old	Households:	7,838
Median Household Income:	$63,445	Households w/Family:	81%
Household Income Per Capita:	$28,451	Households w/Family Married:	60%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

School District Zone:	Rhea County School District	Students:	3,890
Number of Schools:	7	Rating:	B+

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
11.41Mi.	**Rhea Middle School** Number of Students: 543 Student-Teacher Ratio: NA	B	Public	6 - 8
4.78Mi.	**Rhea Central Elementary School** Number of Students: 589 Student-Teacher Ratio: NA	B	Public	PK - 5
11.43Mi.	**Rhea County High School** Number of Students: 1,332 Student-Teacher Ratio: NA	B+	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	124%	HIGHER
BURGLARY	123%	HIGHER
MOTOR VEHICLE THEFT	117%	HIGHER
FORCIBLE ROBBERY	135%	NOTABLY HIGHER
AGGRAVATED ASSAULT	102%	SIMILAR
FORCIBLE RAPE	125%	HIGHER
MURDER	124%	HIGHER
OVERALL	114%	HIGHER

Disaster Alerts

4/2/2025 - Severe Tornados, Flooding 1/22/2026 - Severe Winter Storm

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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